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This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7627 PAGE 582

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Metropolitan Nashville	Same	Map 120-14
Airport Authority		Parcel 114
P.O. Box 17208		
Nashville, Tennessee 37217		
Mortgagee: None		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alice M. Swanson, a widow, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the Metropolitan Nashville Airport Authority, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office, Davidson County, Tennessee.

Said Lot No. 74 fronts 70 feet on the southerly side of Portview Drive and runs back 160.7 feet on the easterly line and 160.6 feet on the westerly line to a dead line in the rear, on which it measures 70 feet.

Being the same property conveyed to Arthur H. Swanson and wife, Alice M. Swanson, by deed from Mark Griffith and wife, Melanie S. Griffith, of record in Book 6606, page 158, Register's Office for Davidson County, Tennessee, the said Arthur H. Swanson having since died and the said Alice M. Swanson being the surviving tenant by the entireties.

This is improved property known as 1321 Portview Drive, Nashville, Tennessee 37217. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Restrictive covenants of record in Book 1394, page 143, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 1130, page 83, said Register's Office, shows an owner's certificate, certain notes, easements and setback lines.

3. Taxes for 1988; a lien but not yet due and payable.

And GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 15 day of AUGUST, 1988.

7505 08/16 0101 03CHECK 6.00

Alice M. Swanson

Alice M. Swanson
by
Ted A. Swanson
AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public of said county and state, Ted Arthur Swanson, Attorney in Fact for Alice M. Swanson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the Attorney in Fact, or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 1988.

Darlene T. Marsh
Notary Public

My Commission Expires: 9/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $65,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 16th day of August, 1988.

Darlene T. Marsh
Notary Public
My Commission Expires: 9/11/90

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